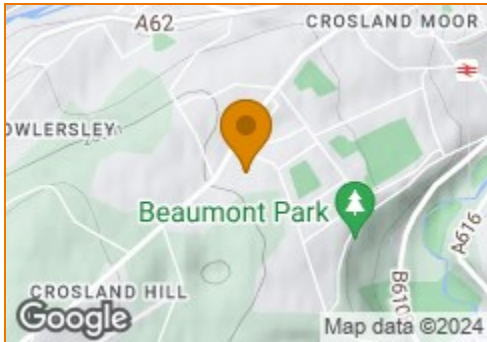


BOULTONS

Terrain Map



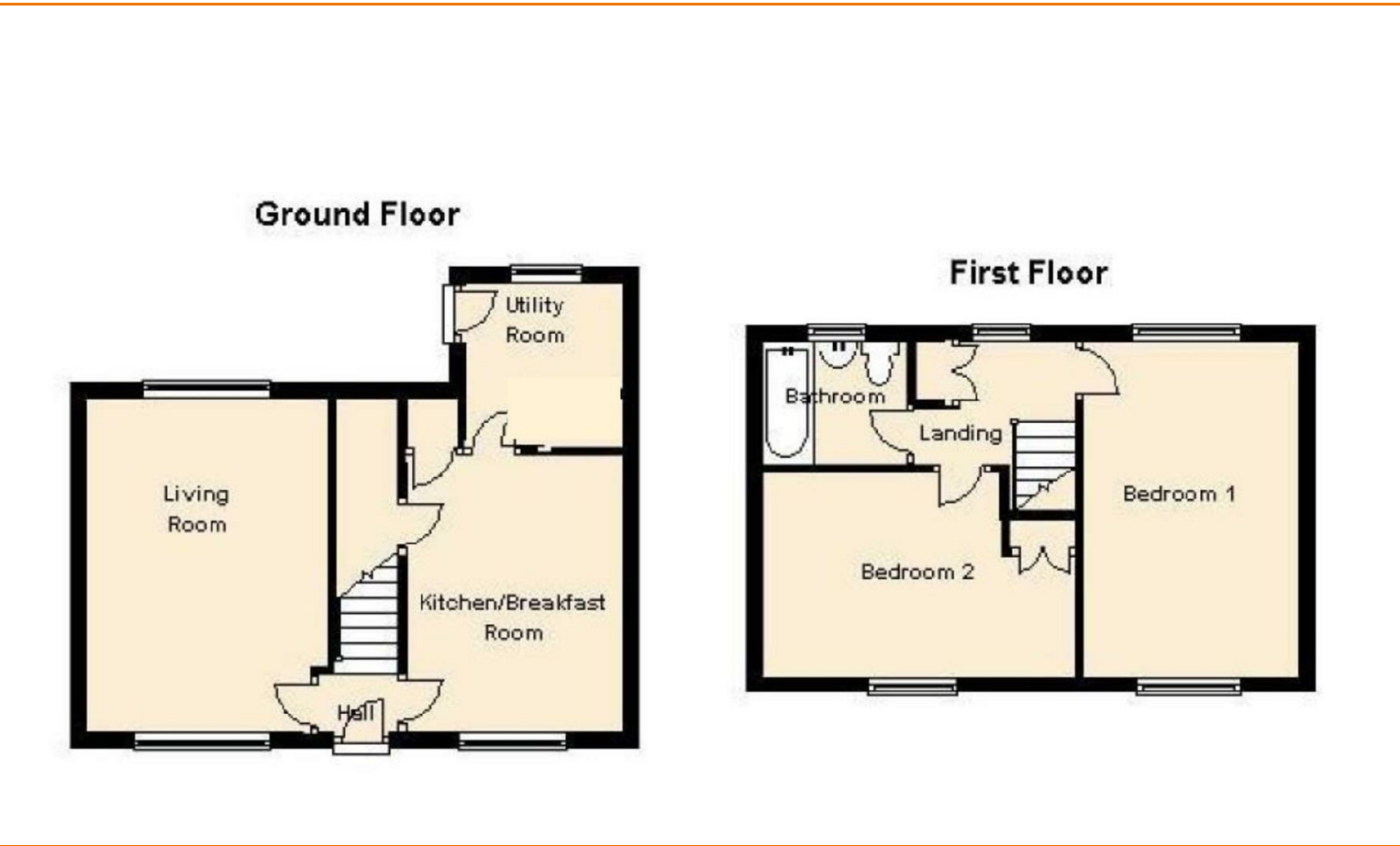
Hybrid Map



Terrain Map



Floor Plan



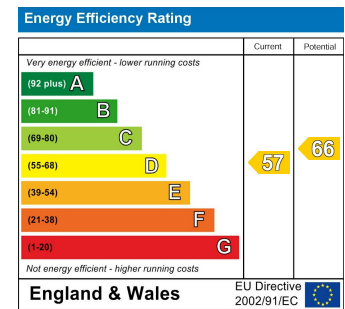
Sandene Avenue

Crosland Moor, Huddersfield, HD4 5LY

Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Offers Over £130,000



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Sandene Avenue

Crosland Moor, Huddersfield, HD4 5LY

Offers Over £130,000



This delightful semi-detached house is a gem and waiting for you to turn "good" into "great". Boasting a spacious through lounge, a dining/breakfast kitchen, a useful utility, two generous double bedrooms and a bathroom with a three piece white suite and shower over the bath.

One of the standout features of this lovely home is its attractive gardens, perfect for enjoying on a sunny afternoon or hosting a barbecue with friends and family. With no upper chain, the path to making this house your own should be smoother and quicker.

Ideal for first-time buyers, this property is a fantastic opportunity to step onto the property ladder and create a space that truly reflects your style and personality. The "move in ready" status ensures that with its new decor you can settle in quickly and start making plans to add your own stamp on this spacious home.

Moreover, the potential for further enhancements provides an exciting prospect for those with a creative vision. Whether you dream of a modern kitchen or a vibrant garden oasis, this house offers a canvas for your imagination to run wild.

Don't miss out on the chance to own this excellent opportunity in an established, popular and convenient residential location. Book a viewing today and unlock the endless possibilities that this house has to offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With staircase providing access to the first floor and internal doors leading to the lounge and dining kitchen.

LIVING ROOM

14'11" x 10'8"

A generously proportioned living room with double glazed windows to both the front and rear elevations which provide excellent levels of natural light. An electric fire with stone surround and alcove display areas provides a focal point to the room. You will also find decorative coving to the ceiling and a central heating radiator. This room in keeping with the remainder of the property is newly decorated in a neutral colour scheme.

DINING KITCHEN

12'5" x 9'7"

With two double glazed windows to be found on the front and side elevations. The picture window at the front overlooks the front garden and the side window has privacy glass inset. There are a range of base level

units with working surfaces atop and which incorporate an integrated stainless steel inset sink with a mixer tap over. Provision is made for a "slot" in cooker which would be included subject to an acceptable offer. There is also a most useful under stairs storage area together with a traditional pantry cupboard. Central heating radiator and access to the utility.

UTILITY

7'4" x 7'0"

Fitted with sink unit and plumbing for washing machine. Frosted double glazed window to the rear and a uPVC rear door leading out to the garden. A central heating radiator and a recently installed combination boiler.

FIRST FLOOR

LANDING

Loft hatch providing access to the loft space (not inspected at the appraisal) built-in cupboard and a uPVC double glazed window overlooking the rear garden.

BEDROOM 1

14'11" x 9'8"

uPVC double glazed windows to the front and rear elevations allow good levels of natural light and both enjoy an attractive aspect over the rear garden or from the front over the surrounding area. Central heating radiator.

BEDROOM 2

14'0" x 9'1" (max inc the bulkhead)

With a useful storage cupboard and wardrobe within the bulkhead. To the front is a uPVC double glazed window with a pleasant outlook and there is a central heating radiator.

BATHROOM

With a three piece suite comprising a cast bath with shower over, a low flush wc and hand wash basin. With "aqua board" style splash backs, a central heating radiator and a uPVC double glazed window with privacy glass inset.

OUTSIDE

To the front of the property is an attractive lawned garden with planted borders. To the side is a gated off road parking area which in turn leads to another gated access point giving over to hard standing space or patio. To the rear is a good sized lawned garden with patio/seating area, established beds and borders. All of which due to the established and mature planting enjoys a good degree of privacy.

TENURE

We understand that the property is freehold.

COUNCIL TAX

BAND A.

